

# PRIME DOWNTOWN GAINESVILLE NIGHTLIFE SPACE

223 S MAIN STREET | GAINESVILLE, FL 32601



- **Bar/nightclub space available on S Main Street** in downtown Gainesville, adjacent to the new Hyatt Place Hotel and within walking distance of top dining, nightlife, and residential areas.
- **Highlights:**
  - Roll-up doors + large outdoor patron area
  - Wrap-around interior bar
  - Walk-in cooler
  - High-traffic downtown corridor
- **Located in Gainesville's premier entertainment district**—home to top dining, nightlife, live music, festivals, and events at Bo Diddley Plaza, the Hippodrome, and Depot Park.



1,771 SF available



\$6,000/month rate



Bar/nightclub usage

## Get more information

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# Aerial map

223 S Main Street  
Gainesville, FL

WELLS  
FARGO

W University Avenue AADT: 20,500



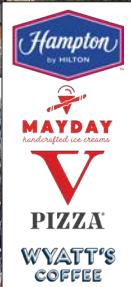
2nd Avenue AADT: 6,100

Judge Stephan P. Mickle Sr.  
Criminal Court House

Subject property



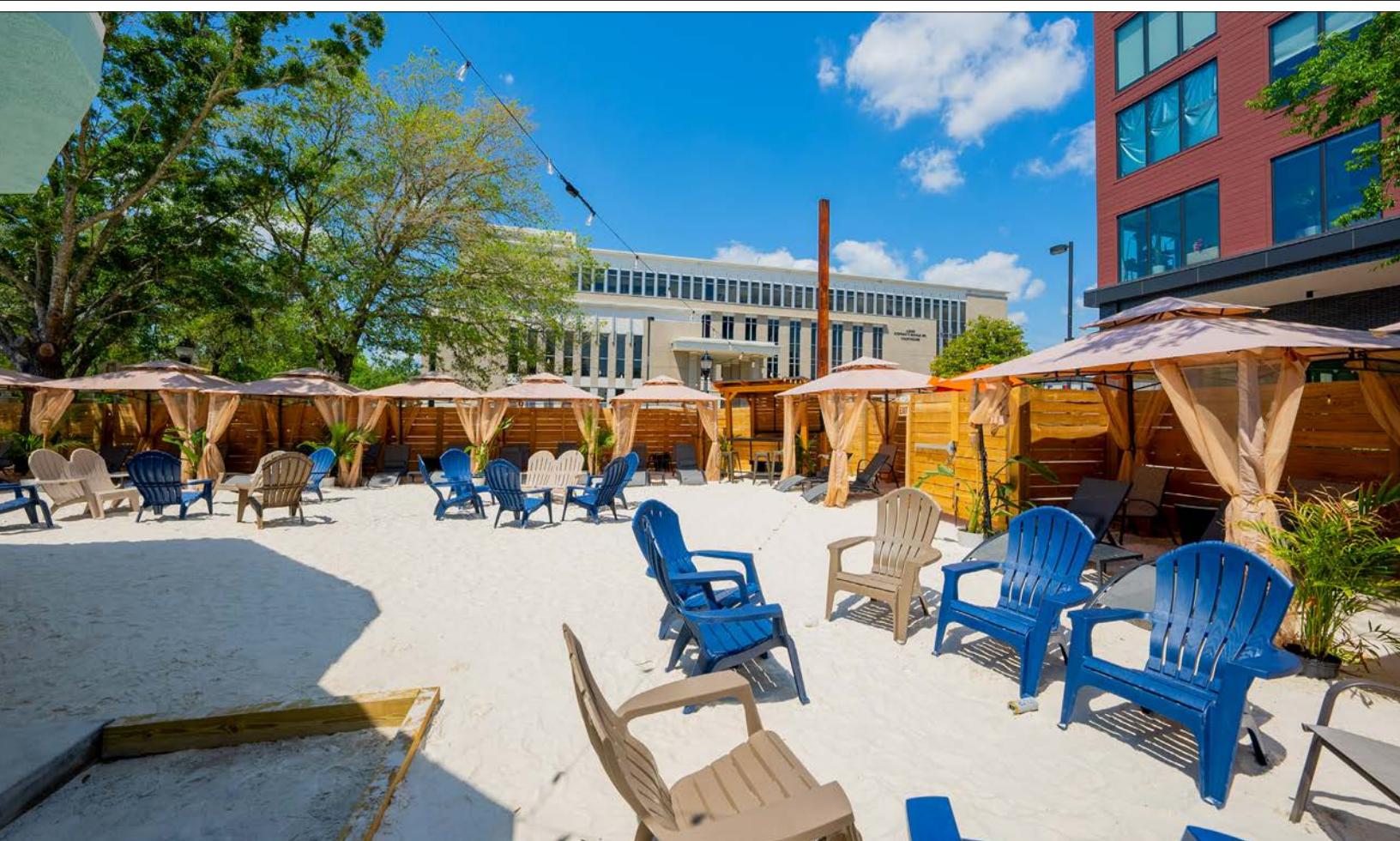
Main Street AADT: 15,800



4th Avenue AADT: 2,300

# Exterior photos

223 S Main Street  
Gainesville, FL



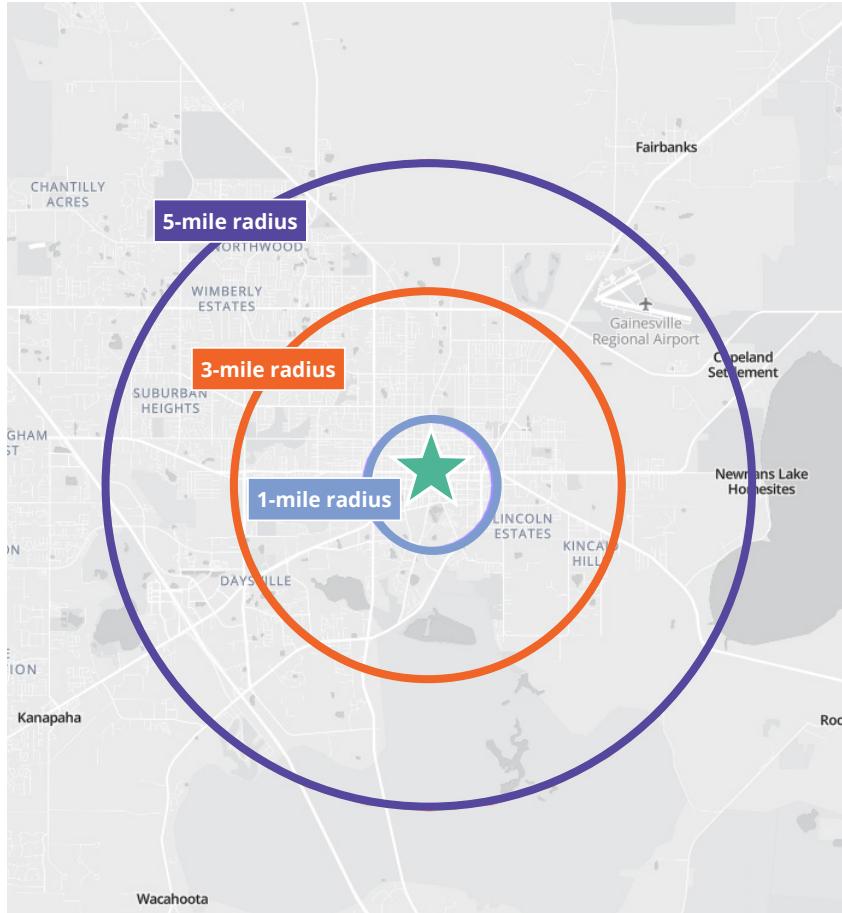
# Interior photos

223 S Main Street  
Gainesville, FL



# Demographics

223 S Main Street  
Gainesville, FL



**Population:** Over 143,000 people within a five mile radius.



**Home Value:** Median home value of \$244,390 within a five mile radius.



**Density:** Over 58,000 households within a five mile radius.



**Income:** Average household income of \$75,922 within a five mile radius.



**Age:** Median age of 30 within a five mile radius.



**Employment:** Employment population of over 63,251 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	16,584	78,769	143,915
Median age	25	28	30
Households & Income	1 Miles	3 Miles	5 Miles
Total households	7,293	30,914	58,622
Average HH income	\$49,867	\$68,692	\$75,922
Median home value	\$281,653	\$255,608	\$244,390
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	1,029	3,724	6,833
Total employees	9,632	37,769	63,251

If you would like to discuss this further,  
please get in touch.



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